

How will annexation affect SEWERS AND SEPTIC SYSTEMS?

Would annexation affect the City of Renton's extension of sewer in East Renton?

No. In the early 1990's, the City of Renton was designated the sewer provider for the East Renton Plateau. Renton currently provides sewer service in the PAA, so the utility regulations on this page will apply whether or not annexation occurs. The pattern of development, not annexation, will be the main influence on how quickly or slowly sewer service comes to the Plateau.

Am I required to connect to the City's sewer system?

Annexation does not require sewer connection. Connection to sewer is only required if the property is within 200 feet of an available sewer main AND one of the following is true:

- The septic system is failed or failing; OR
- The property is developing as part of a subdivision ; OR
- A property owner has chosen to be involved in a Local Improvement District (LID) for sewer connection. (An LID is formed when property owners organize to undertake a neighborhood improvement project, such as sewers, street paving, or sidewalk improvements.)

What are the costs to connect and when would they need to be paid?

Part 1 Fees

Cost	Due At	Paid To	Amount
King County Capacity Charge (can be paid over 15 years at about* \$34.05/month)	Connection	King County	\$4,300*
System Development Fee	Connection	Renton	\$1,017*
Sewer Side Connection	Connection	Renton	\$60
Right of Way Access	Connection	Renton	\$30
Special Assessment: East Renton Interceptor (per-household charge for Renton's construction to bring sewer to the area)	Connection	Renton	\$320
King County Permit Fee (for Renton's Right of Way Permit with King County)		Renton	\$300
Total Part 1 Fees (County Plus City)			\$5,910

* Fees are subject to change annually. In 2007, these fees are estimated and subject to City Council approval.

Part 2 Fees

Commonly known as frontage fees, there are different scenarios and each property has specific characteristics (there is no simple formula). The scenario that would apply would depend on which method, below, finances the sewer system extension to serve the property. The total cost depends on factors including the total cost of the sewer system extension, the linear feet of property that will connect to the system, and other factors that vary greatly. Because of these variable factors, a property with an area of 7,200 square feet would pay between \$3,000 and

\$10,000 for Part 2 Fees. Fees are due at construction or connection to the system, and are paid to Renton.

- Scenario 1: Local Improvement District
- Scenario 2: Special Assessment District
- Scenario 3: Developer Late-Comer Agreement. Fees paid to Renton are distributed to the developer.

Monthly Rates

Once connected, monthly sewer rates are \$25.60 for the County wastewater treatment portion of the bill, both in-City and out-of-City. The Renton portion of the bill is \$13.97 in-City and \$20.96 outside the City. City Utility Tax is 6%, same as for all other utilities.

I want to keep my septic system. Can I build here without connecting to sewer? How does annexation affect that?

Residential septic systems are regulated by the King County Health Department, even inside city boundaries. Conditions for septic systems to operate vary with each property and are not related to annexation.

New homes can be built on individual lots and can remain on septic systems if they are more than 200 feet away from the existing public sewer, have a minimum lot size of 12,500 square feet, and meet soils characteristics that are required (the site has to “percolate” properly) to have an “on-site sewer” or septic system. Commercial development is not permitted on property served only by septic systems.

A building permit is required to make any significant changes that would add square footage (bedrooms, deck, recreation room, detached garage, etc.) to a property. The Health Department is required to review all remodel projects when the house is served by a septic system. Construction should not begin until the local building department authorizes the project, and the septic system condition and capacity must be comparable to the changes made to the house after the remodel is complete.

King County Health Department also has requirements for additions to existing homes to meet specific standards for on-site sewer systems. If a property cannot meet the standards, then improvements to existing homes may also be delayed or prohibited until sewers are available.